

VII. Shoreline Management Element

The City of Shelton includes shoreline frontage on both saltwater and freshwater bodies that are recognized as Shorelines of the State by the Department of Ecology. The City completed an update of the Shoreline Master Program in 2013 to comply with new statewide guidelines under the Shoreline Management Act. This element is comprised of the policies adopted in the 2013 Shoreline Master Program.

There are six Shorelines of the State located within the City of Shelton and its urban growth area (also see Figure 3):

- Oakland Bay
- Johns Creek
- Island Lake
- Goose Lake
- Goldsborough Creek
- Mill Creek

These shorelines represent nearly 11 miles of shoreline. The City of Shelton Shoreline Master Program (2013) is hereby adopted by reference into this Comprehensive Plan.

Shoreline Master Program policy updates are subject to the goals and processes identified in the Shoreline Management Act (RCW 90.58). However, the Growth Management Act recognizes that Shoreline Management as one of its priority goals, thus the goals and policies of the Shoreline Master Program are included in the Comprehensive Plan in accordance with RCW 36.70A.480.

Shoreline Master Program Goals and Policies

General Shoreline Goals

- SMP1.1. Adequately protect and preserve shoreline areas from incompatible types and intensities of development. Reserve shoreline areas for water-related uses.
- SMP1.2. Increase public access to shoreline areas by increasing the opportunities for the public to reach, touch and enjoy the water's edge, travel on the waters of the state and view the water and shoreline from adjacent locations.
- SMP1.3. Future use and development of the City's shoreline should result in no net loss of shoreline ecological functions.

Shorelines of Statewide Significance

- SMP2.1. Designated shorelines of statewide significance (SSWS) are of value to the entire state as are other water bodies meeting the definition of shorelines of the state. Shelton Harbor, waterward of the extreme low tide, is designated as a shoreline of statewide significance. In accordance with RCW 90.58.020, SSWS will be managed as follows:
1. Preference shall be given to the uses that are consistent with the statewide interest in such shorelines. These are uses that, in the following order of preference:
 - a. Recognize and protect the statewide interest over local interest;
 - b. Preserve the natural character of the shoreline;
 - c. Result in long-term over short-term benefit;
 - d. Protect the resources and ecological function of the shoreline;
 - e. Increase public access to publicly-owned areas of the shorelines;
 - f. Increase recreational opportunities for the public in the shoreline; and
 - g. Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.
 2. Uses that are not consistent with these policies should not be permitted on SSWS.

Archaeological, Historic, and Cultural Resources Goals and Policies

- SMP3.1. Identify, protect, preserve and restore important historical, cultural, scientific and educational sites on the shorelines of the City for the benefit of the public. Such sites include those identified by affected Indian tribes, the Department of Archaeology and Historic Preservation, Mason County Historic Preservation Commission, City of Shelton Historic Preservation Board, and other appropriate authorities.
- SMP3.1a. Due to the limited and irreplaceable nature of archeological and historical resources, public or private uses and activities should be prevented from destroying or altering any site having historic, prehistoric, cultural, scientific or educational purpose or value as identified by the federal, state, local, or tribal agencies except for scientific study of the site.
- SMP3.1b. Areas containing potentially valuable historical/cultural features should be identified and procedures for protecting and preserving them should be employed.
- SMP3.1c. Projects and programs that foster a greater appreciation of shoreline management, local history, timber milling activities, environmental conservation and logging history should be encouraged.

- SMP3.1d. New sites that are discovered during ground disturbing activities should be secured from further intrusion until interested/affected tribes and DAHP are consulted and protected until they can be examined by the appropriate authorities.
- SMP3.1e. Measures should be taken to ensure that public access to such sites does not reduce their historical or cultural attraction or degrade the quality of the environment.
- SMP3.1f. Sites identified as having significant historic or cultural importance that have experienced degradation should be restored if possible.
- SMP3.1g. Development of shoreline areas that contain potentially valuable historical/cultural features should be in compliance with the City's Historical Preservation Ordinance.
- SMP3.2. Sites which are deemed to have significant historic or cultural value should be acquired by the City through gift, purchase, or lease whenever possible to ensure the protection and preservation of the resource.
 - SMP3.2a. The City should seek state and federal grants to help fund the purchase of historic or cultural sites.

Conservation Goals and Policies

- SMP4.1. Protect shoreline resources, vegetation, important shoreline features, shoreline ecological functions and the processes that sustain them to the maximum extent practicable.
 - SMP4.1a. Shorelines that support high-value habitat or high-quality associated wetlands should be considered for the highest level of protection to remain in an unaltered condition.
 - SMP4.1b. Management practices should be developed that ensure preservation, protection and restoration of the scenic and nonrenewable natural resources, including unique and ecologically sensitive features, wildlife habitat and wetlands located in shoreline areas. Conservation of renewable natural resources should be practiced for the benefit of existing and future generations.
 - SMP4.1c. Impacts to shoreline ecological functions should first be avoided, and where unavoidable, minimized and mitigated to result in no net loss of watershed processes and shoreline functions.
 - SMP4.1d. Regulatory, nonregulatory, and incentive programs should all be used for the protection and conservation of wildlife habitat areas, and should emphasize policies and standards to protect and conserve wildlife habitat areas as larger blocks, corridors or interconnected areas rather than in isolated parcels.
 - SMP4.1e. The retention of existing native vegetation along shorelines should be encouraged, and where removal is unavoidable for physical or visual access to the shoreline, alteration should be limited in such a manner that

habitat connectivity is maintained, degraded areas are restored, and the health of remaining vegetation is not compromised.

Economic Development Goals and Policies

- SMP5.1. Provide for controlled economic development of shoreline areas while acknowledging the critical importance of a balanced and diversified economy. Development along shorelines should be located and designed to ensure compatibility among uses for the purpose of achieving lasting beneficial economic effects.
- SMP5.1a. Continue to support current economic activity that is consistent with the policies of this SMP.
 - SMP5.1b. Encourage healthy, orderly economic growth by allowing economic activities that will be an asset to the community while maintaining the highest standards to prevent ecological loss or damage.
 - SMP5.1c. Encourage new economic uses that create family wage jobs and employment.
 - SMP5.1d. Support the long-term economic contribution of timber milling and related industrial lands and transportation systems, and ensure that milling activities continue to function effectively in Oakland Bay.
 - SMP5.1e. Support efforts to improve water quality in Oakland Bay so as to ensure future opportunities for the aquaculture industry.
 - SMP5.1f. Encourage new water-oriented industrial, commercial, and resource-based activities that will not harm the quality of the site’s environment, adjacent shorelands, or water quality.
 - SMP5.1g. As an economic asset, encourage the recreation industry along shorelines in a manner that will enhance the public enjoyment of shorelines, consistent with protection of critical areas and cultural resources.
 - SMP5.1h. Encourage existing nonwater-oriented commercial, industrial, and resource-based activities located in the shoreline jurisdiction to redevelop in a manner that ensures protection of watershed processes and shoreline functions.
 - SMP5.1i. Support the Port of Shelton’s planning and efforts to provide a mix of commercial uses at the Oakland Bay Marina through consideration and support of planning documents such as the Port of Shelton Comprehensive Plan and the Port of Shelton Marina Patrons Guide.”

Flood Hazard Reduction Goals and Policies

- SMP6.1 Coordinate flood risk reduction strategies and projects on a river-reach scale supporting long-term flood reduction outcomes.

- SMP6.1a. Floodplain management planning should be a coordinated effort involving tribes, nongovernment organizations, affected property owners and public agencies.
- SMP6.1b. Floodplain management planning should consider the entire watershed or sizable stretches of shoreline.
- SMP6.1c. Floodplain management planning should consider implications of sea-level rise and other climate change impacts.
- SMP6.2 Protect flood storage, conveyance, and ecological values of floodplains, wetlands, and riparian corridors and, when feasible, enhance or restore these ecological functions and values.
- SMP6.2a. Floodplain management planning should consider the off-site environmental impacts (erosion, accretion, flooding, etc.) of flood protection measures.
- SMP6.2b. Flood control works should be located, designed, constructed and managed to protect:
- Public health, safety and welfare;
 - The physical integrity of the shoreline corridor and other properties which may be damaged by changes in channel characteristics;
 - The process of channel migration;
 - Associated wetlands;
 - Water quality and natural groundwater movement;
 - Fish and wildlife species and habitats; and
 - Recreation resources and aesthetic values such as point and channel bars, islands, other shore features and scenery.
- SMP6.2c. The provisions for shorelines of statewide significance should be considered in the review of all floodplain management measures along shorelines of statewide significance.
- SMP6.3 Prevent public and private losses from occurring due to flooding, and where this proves to be impossible, minimize them to the extent possible, and maintain and restore natural flow regimes.
- SMP6.3a. Nonstructural methods are preferred over structural flood control works. Nonstructural methods include: limiting development in floodplains, removing or relocating structures in floodplains, limiting increases in peak stormwater runoff from new upland development, establishing stream buffers, public education, and land acquisition for additional flood storage. Structural flood control works include modifications such as dikes, levees, revetments and floodwalls.
- SMP6.3b. Structural flood control works should be allowed only after it is demonstrated that nonstructural solutions would not be adequate to reduce damage to primary structures.
- SMP6.3c. Substantial stream channel modification, realignment and straightening should be discouraged as a means of flood protection.

- SMP6.3d. Flood protection measures should be accomplished in a manner that ensures no net loss of ecological functions and ecosystem-wide processes.
- SMP6.3e. New development or uses along Goldsborough, Johns, and Mill Creek shorelines, including land subdivisions, should not be allowed when it would be reasonably foreseeable that the development or use would require structural flood hazard reduction measures within the channel migration zone or floodway.
- SMP6.4. Establish public access opportunities as part of publicly financed flood control projects.
 - SMP6.4a. In design of publicly financed or subsidized flood control works, consideration should be given to providing public pedestrian access to the shoreline for low-intensity outdoor recreation.

Public Access Goals and Policies

- SMP7.1. Provide safe, convenient, diversified and properly administered access for the public along the shorelines and to the water bodies of the City of Shelton.
 - SMP7.1a. On-site, physical public access should be encouraged as part of each development project by a public entity, and for all private development (except residential development of 4 parcels/dwelling units or less), unless such access is shown to be incompatible due to reasons of safety, security, or impact to the shoreline environment. Where deemed inappropriate for reasons listed above, visual access, off-site physical access, or residential community access should be considered.
 - SMP7.1b. Public access should provide for multimodal transportation and access. (For example, pedestrian and bicycle trails, roads, docks, ramps, etc.)
 - SMP7.1c. Public access in downtown Shelton should be located and designed in a manner that is consistent with Comprehensive Plan goals and policies to increase pedestrian activity and walkability from the downtown to shoreline areas.
 - SMP7.1d. Public access should be located, designed and operated to ensure public safety.
 - SMP7.1e. Smaller residential developments should only be required to provide community access to the shoreline that serves the development's property owners, residents, and guests.
 - SMP7.1f. Shelton should plan for an integrated shoreline area public access system that identifies public needs and opportunities to provide public access to Oakland Bay, Island Lake, Goose Lake and Goldsborough Creek.
 - SMP7.1g. Public access provided by shoreline street-ends should be preserved, maintained, and enhanced. Enhancement of existing street-ends could include directional and informational signage, plantings, and/or benches.

- SMP7.1h. Support the Port of Shelton’s efforts to enhance the Oakland Bay Marina through consideration and support of planning documents such as the Port of Shelton Comprehensive Plan and the Port of Shelton Marina Patrons Guide.
- SMP7.2. The City should pursue the acquisition of additional public access to shoreline areas through gift, purchase, lease, or other methods that would result in a benefit to the City and its residents.
 - SMP7.2a. The City should seek state and federal grants to help fund the purchase of shoreline properties for public access.
- SMP7.3. Ensure that private property rights are preserved when planning and constructing public access.
 - SMP7.3a. Public access should not infringe upon the private property rights of adjacent lands, and buffers should be encouraged to increase the compatibility between uses.

Recreational Development Goals and Policies

- SMP8.1. Encourage adequate and diverse shoreline/water-dependent and water-oriented recreational opportunities which provide a quality experience and are compatible with and do not degrade the character or environmental quality of the shoreline area.
 - SMP8.1a. Nonwater-oriented recreational facilities may be required to locate outside of shoreline jurisdiction.
 - SMP8.1b. The City should pursue the acquisition of property for the purpose of establishing public recreational areas.
 - SMP8.1c. As new recreational areas and facilities are developed along the shoreline, there should be a balance between recreational activities occurring in the shoreline areas and upland areas.
 - SMP8.1d. Private investment in recreational facilities should be encouraged.
 - SMP8.1e. Linear linkages between shoreline and upland recreational facilities should be encouraged through the creation of multimodal transportation facilities, including pedestrian trails and bicycle paths.
 - SMP8.1f. The coordination of local, state and federal recreation planning should be encouraged so as to mutually satisfy recreational needs. Shoreline recreational developments should be consistent with all adopted park, recreation, and open space plans.
 - SMP8.1g. The location and design of shoreline recreational developments should relate to local population characteristics, density and special activity demands. Acquisition priorities should consider these demands and special opportunities as well as public transit access and access for the physically impaired, where planned or available.
 - SMP8.1h. Recreational developments should be located, designed and operated to be compatible with and minimize adverse impacts on environmental

quality and valuable natural features as well as on adjacent and surrounding land and water uses.

Critical Areas Goals and Policies

- SMP9.1. Manage designated critical areas (i.e., wetlands, geologically hazardous areas, fish and wildlife habitat conservation areas, frequently flooded areas and critical aquifer recharge areas) that are located within the City’s shoreline jurisdiction to protect existing ecological functions and ecosystem-wide processes and, where possible, restore degraded ecological functions and ecosystem-wide processes to ensure no net loss of ecological functions.
- SMP9.1a. The diversity of aquatic life, wildlife and endangered species (plant and animal) and their shoreline habitats should be protected and enhanced.
 - SMP9.1b. Adverse effects on shoreline ecosystems from existing and future uses should be mitigated through facility design and regulation of permitted activities.
 - SMP9.1c. Development should be regulated in a way that protects the public from damages due to flooding, landslides, subsidence, and erosion and prevents adverse impacts to ground and surface water quality, wetlands, tidelands, streams, stream corridors, and fish and wildlife habitat.
 - SMP9.1d. Development should be discouraged on shorelines that are identified as hazardous for or sensitive to development.
 - SMP9.1e. Wetland ecosystems should be preserved and protected to achieve no net loss of wetland area and wetland ecological functions.
 - SMP9.1f. Wetlands should be used as an educational resource for activities that increase the public's awareness of their importance, function and natural processes. Recreational and educational activities should be encouraged so long as they do not degrade the resource.
 - SMP9.1g. The City should guide its open space planning efforts toward establishing a system of fish and wildlife habitats with connections between larger habitat blocks and open spaces. These should include where possible riparian and estuarine ecosystems.
 - SMP9.1h. Development in the floodplain of any stream that would individually or cumulatively result in an increased risk of flood damage should be discouraged.
 - SMP9.1i. Critical aquifer recharge areas in the shoreline should be managed with development standards that limit the type of use and activities where infiltration of runoff may affect groundwater recharge or contaminate aquifers.
- SMP9.2. Protect existing nearshore habitats and restore degraded nearshore habitats. These nearshore habitats require a higher level of protection due to the important ecological functions they provide. As ecological functions of marine shorelands can affect the

viability of critical saltwater habitats, effective protection and restoration of critical saltwater habitats should integrate management of shorelands and submerged areas.

SMP9.2a. Protect critical saltwater habitats that support valuable recreational and commercial fisheries and shellfish because of their importance to the aquatic ecosystem and the state and local economy.

SMP9.2b. Avoid or discourage the placement of docks, bulkheads, bridges, fill, floats, jetties, utility crossings, and other human-made structures that intrude into or over identified nearshore habitat having a primary association with federal-listed and state-listed endangered, threatened, priority species, and critical saltwater habitat. Construction of improvements which provide improved public access and use in areas where the natural shoreline has been altered and ecological functions degraded should be considered on a case-by-case basis.

Restoration Goals and Policies

SMP10.1. Encourage development of soft-shore stabilization measures.

SMP10.1a. The City should consider shoreline restoration as an alternative to structural shoreline stabilization and protection measures where:

- The length and configuration of the shoreline will accommodate such systems;
- Such an approach can be accommodated at the specific site;
- Shoreline restoration will accomplish one or more of the following objectives:
 - Recreate or enhance natural shoreline ecological functions;
 - Create or enhance natural habitat;
 - Prevent erosion that is not integral to natural shoreline ecological processes; or
 - Enhance access to publicly-owned shorelines.

SMP10.2. Restoration projects should be designed in a manner that complements adjacent natural resources, incorporates maintenance-free designs, minimizes in-water work, considers sea-level rise, and includes adaptive management techniques.

SMP10.2a. All shoreline restoration projects should protect the integrity of adjacent natural resources including aquatic habitats and water quality.

SMP10.2b. Where possible, shoreline restoration should use maintenance-free or low-maintenance designs including native, drought-tolerant plants.

SMP10.2c. Shoreline restoration should not extend waterward more than necessary to achieve the intended results.

SMP10.2d. Habitat protection and restoration projects should consider implications of sea-level rise and other climate change impacts to promote resiliency of habitats and species.

- SMP10.2e. Restoration projects should have adaptive management techniques including adjusting the project design, correcting the problems (barriers to success), and implementing contingency measures.
- SMP10.3. Encourage cooperative restoration actions involving local, state, and federal public agencies, tribes, nongovernment organizations, and private landowners.
 - SMP10.3a. The City should identify specific restoration opportunities where it can take the lead with support from other regional entities.
 - SMP10.3b. The City should work with major landowners and state agencies to address contamination in sediment, soil, and groundwater at Goose Lake.
 - SMP10.3c. The City should work with the major landowners in Shelton Harbor to identify opportunities for riparian and aquatic restoration.
 - SMP10.3d. The City should work with the Squaxin Island Tribe to identify specific restoration opportunities for Goldsborough Creek, Oakland Bay and Johns Creek.
- SMP10.4. Integrate restoration efforts with capital improvement projects.
 - SMP10.4a. Incorporate habitat enhancement elements into the design and implementation of public infrastructure improvement projects.
 - SMP10.4b. Prioritize enhancement and restoration efforts at public parks and publicly-owned open space lands.
- SMP10.5. Encourage voluntary restoration as part of development proposals.
 - SMP10.5a. Employ incentives and encourage actions in shorelines and critical areas that restore the ecological functions and ecosystem-wide processes of the City’s shorelines.
 - SMP10.5b. Encourage removal of invasive vegetation and planting of native vegetation on private property.
 - SMP10.5c. Use the Restoration Plan framework to integrate compensatory mitigation projects into the broader restoration vision for the City.
- SMP10.6. Educate the Shelton community on restoring shoreline habitat.
 - SMP10.6a. Establish public education materials to provide shoreline landowners technical assistance about the benefits of native vegetation plantings.
 - SMP10.6b. Identify areas where kiosks and interpretive signs can enhance the educational experience of users to the shoreline.
- SMP10.7. Enhance or restore flood storage, conveyance, and ecological values of floodplains, wetlands, and riparian corridors, when feasible. Flood risk reduction strategies and projects should be coordinated on a river-reach scale with salmon habitat recovery plans.
 - SMP10.7a. Encourage voluntary replacement of levees and revetments with alternative shoreline stabilization materials, where feasible.

- SMP10.7b. Restore, enhance, and protect native riparian forest communities along the Goldsborough, Johns, and Mill Creek systems.
- SMP10.8. Prioritize watershed restoration and protection actions that would improve ecological functions and processes of City shorelines.
 - SMP10.8a. Protect and enhance the large wetland complex extending from Island Lake southwest to Goose Lake.
 - SMP10.8b. Protect and/or enhance in-stream habitats used by priority salmonid species such as Chinook salmon, coho, and coastal cutthroat trout.
 - SMP10.8c. Protect intact riparian areas and restore degraded riparian areas to retain and/or improve ecological function of both freshwater and marine shorelines.
 - SMP 10.8d. Approach ecological restoration and enhancement on a watershed basis and seek to promote an ecosystem or landscape approach, including integrating projects into their surrounding environments and promoting greenbelts for movement and use by wildlife species.
 - SMP 10.8e. Encourage restoration projects that achieve the objectives within the Shoreline Restoration Plan.
 - SMP 10.8f. Design restoration projects such that there are no adverse impacts on ecological resources or functions within the same watershed or sub-drainage.
- SMP 10.9. Prevent pollution from urban stormwater runoff for new development and retrofit existing developed areas to improve water quality and mimic the natural water regime.
 - SMP10.9a. Identify and map existing stormwater systems that direct runoff to the City's shorelines.
 - SMP10.9b. Identify and prioritize actions to address stormwater impacts negatively affecting City shorelines.
 - SMP10.9c. Implement stormwater retrofits; make improvements to operations/maintenance of existing stormwater infrastructure; and construct additional source control measures.
 - SMP10.9d. Encourage low impact development to preserve the functions of natural soils and vegetation, reduce peak stormwater runoff, and improve water quality.

Shoreline Modification and Stabilization Goals and Policies

- SMP 11.1 Developments should avoid or minimize the use of shoreline modifications to the maximum extent feasible. When shoreline modification is unavoidable, the methods used should be those that are least destructive to the shoreline environment.
 - SMP11.1a. When necessary, natural, nonstructural shoreline stabilization measures such as protective berms, beach enhancement or vegetative stabilization are strongly preferred over structural stabilization measures such as

steel, wood, or concrete, because the former have less adverse and cumulative impacts on shore features and habitats.

- SMP11.1b. Owners of property containing feeder bluffs should generally be discouraged from constructing new erosion control measures or replacing existing structures, and if that is not possible, to minimize adverse impacts to sediment conveyance systems.
- SMP11.1c. New or expanded structural shore stabilization, including bulkheads, is allowed only where it is demonstrated to be necessary to protect an existing primary structure that is in danger of loss or substantial damage, and where such structures and structural stabilization would not cause a net loss of shoreline ecological functions and processes.
- SMP11.1d. Proponents of new shoreline uses and development should plan, design, locate, construct and maintain the use/development to avoid the need for structural shoreline armoring works using all methods available.
- SMP11.1e. Affected property owners and public agencies should be encouraged to coordinate shoreline stabilization measures for an entire drift sector or homogeneous shoreline reach in order to avoid exacerbating erosion on adjacent properties.
- SMP11.1f. To assure that shoreline modifications do not result in a net loss of ecological functions, the cumulative effects of allowing shoreline modifications along segments of shoreline should be evaluated prior to granting individual shoreline permits or exemptions from shoreline substantial development permits.
- SMP11.1g. Structural shoreline stabilization measures should not be approved as a solution to geohydraulic-physical problems such as mass slope failure, sloughing, and landslides caused by factors other than shoreline erosion resulting from tidal action, currents or waves.
- SMP11.1h. Larger works such as jetties, breakwaters, weirs, or groin systems should be permitted only for water-dependent uses and where mitigated to provide no net loss of shoreline ecological functions and processes.
- SMP11.1i. Lower impact structures, including floating, portable or submerged breakwater structures, or several smaller discontinuous structures, are preferred over higher impact structures.
- SMP11.1j. Development and shoreline modifications that would result in interference with the process of channel migration that may cause significant adverse impacts to property or public improvements or result in a net loss of shoreline ecological functions should be avoided.

Shoreline Use and Development Goals and Policies

- SMP 12.1. Ensure protection of the unique character of the City of Shelton by implementing policies and regulations for land use along the shorelines that are consistent with the Shoreline Management Act. These provisions should ensure that the overall design of land use patterns will locate activities and development in areas of the shoreline

that will be compatible with shoreline environment designations, adjacent land uses, and sensitive to, and compatible with, the shoreline environment. Shoreline and water areas with unique attributes for specific long-term uses such as industrial, commercial, residential, water, wildlife, fisheries, recreational and open space should be identified and reserved.

- SMP 12.1a. Encourage new water-dependent, water-related, and water-enjoyment uses in priority order.
- SMP 12.1b. Encourage mixed-use developments that include and support water-oriented uses and provide a substantial public benefit consistent with the public access and ecological restoration goals and policies of the Act.
- SMP 12.1c. Balance the location, design, and management of shoreline uses throughout the city to prevent a net loss of shoreline ecological functions and processes over time.
- SMP 12.1d. Encourage shoreline uses and development that enhance shoreline ecological functions and/or processes or employ innovative features that further the purposes of this Program.
- SMP 12.1e. Single-family residences are a priority use under the Act when developed in a manner consistent with control of pollution and prevention of damage to the natural environment.
- SMP 12.1e. Support the long-term and widespread economic contribution of Shelton’s log milling industry and related transportation systems, and ensure that log milling activities continue to function effectively alongside downtown Shelton.
- SMP 12.1f. Encourage shoreline uses and development that enhance and/or increase public access to the shoreline.
- SMP 12.1g. Encourage redevelopment of nonconforming commercial and industrial uses to conforming uses or nonconforming uses with the same or lesser impact on the shoreline. Enhancement of shoreline resources should be incorporated as part of redevelopment.
- SMP 12.1i. Locate nonwater dependent transportation, utilities and essential public facilities outside of shoreline jurisdiction to the maximum extent possible to reduce interference with natural shoreline functions and appropriate shoreline uses.
- SMP 12.1j. Locate utility and transportation corridors to avoid creating barriers between adjacent uplands and the shoreline and to harmonize with the topography and other natural characteristics of the shoreline.
- SMP12.1k. Transportation and utilities should utilize existing transportation and utility sites, rights-of-way and corridors whenever possible, rather than creating new corridors. Joint use of rights-of-way and corridors should be encouraged.
- SMP12.1l. Locate capital facilities improvements appropriately in shoreline areas that are deemed suitable for development.

- SMP12.1m. Consider implications of sea-level rise and other climate change impacts as part of capital facilities and infrastructure projects.

Views and Aesthetics Goals and Policies

- SMP13.1. Ensure that the public will be able to continue enjoying the physical and aesthetic qualities of the shorelines, and that this ability will be increased and enhanced whenever possible.
 - SMP13.1a. Shoreline uses and activities should not impair or detract from the public's visual access to the water.
 - SMP13.1b. View enhancement should not include excessive removal or topping of vegetation that partially impairs views.
 - SMP13.1c. Shoreline visual access at road ends, public utility sites and public utility rights-of-way should be maintained.
 - SMP13.1d. Development should be designed to preserve and enhance the visual quality of the shoreline, including views over and through the development from the upland side, and views of the development from the water.
 - SMP13.1e. Development should provide visual and physical linkage to the shoreline, and enhance the waterfront.
 - SMP13.1f. Developments should be designed so that the form, scale, proportion, color, materials, and texture are compatible with shoreline areas.
 - SMP13.1g. The City should encourage innovative and effective solutions which cluster and share common improvements, reduce paved areas and otherwise blend construction with the natural setting or with desirable features of the built environment.

Water Quality and Quantity Goals and Policies

- SMP14.1. Protect and enhance the quality and quantity of the region's water resources to ensure there is safe, clean water for the public's needs and enjoyment, and to maintain and restore natural flow regimes.
 - SMP14.1a. All shoreline uses and activities should be located, designed, constructed and maintained to minimize adverse impacts to water quality.
 - SMP14.1b. For all new shoreline development, the rate of stormwater runoff should not exceed pre-project conditions.
 - SMP14.1c. Impervious surfaces should be minimized in upland developments to reduce stormwater runoff peaks. Structures and uses creating significant impervious surfaces should include stormwater detention systems to reduce stormwater runoff peaks.
 - SMP14.1d. The discharge of silt into water bodies should be minimized during in-water and upland construction.

- SMP14.1e. The location, construction, operation, and maintenance of shoreline uses, developments, and activities should be encouraged to improve the quality of surface and ground water over the long term and mimic natural or pre-project water regimes.
- SMP14.1f. The inadvertent release of chemicals, activities that cause erosion, stormwater runoff, and faulty on-site sewage should be minimized through education, site planning, and best management practices.
- SMP14.1g. The use, maintenance and restoration of appropriate vegetative buffers should be encouraged along surface waters to improve water temperature and reduce the adverse effects of erosion and runoff.
- SMP14.1h. Natural flows should be maintained and restored.